



**Catherine Conroy**  
Chairperson  
Phone (518) 270-4476  
Fax (518) 270-4642

**Zoning Board of Appeals**

**Harry Tutunjian**  
Mayor  
Phone (518) 270-4401  
Fax (518) 270-4609

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a REGULAR PUBLIC HEARING starting at 6:00 P.M. on **Thursday, January 22<sup>nd</sup>, 2004** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

**NEW BUSINESS**

**ZB2003-0054** Major Area Variance to allow for off street parking deficiencies related to a proposal to occupy a first floor commercial space for use as a tanning salon with a dwelling unit on the second floor at 484 5<sup>th</sup> Avenue, a B-2 zone district. Applicant is Joseph Delamater, 28 Stowe Avenue, Troy, NY 12180. **WITHDRAWN**

**ZB2004-0001** Use Variance to allow construction of a one story wood frame garage as the principle structure on a vacant lot across the street from the owners' primary residence at 380 10<sup>th</sup> Street, an R-3 Zone District. Applicant is Emanuel Pompey 373 10<sup>th</sup> Street, Troy NY 12180. **APPROVED**

**ZB2004-0002** Special Use Permit to allow conversion of a second floor dwelling unit into a small, 9-10 person church for owner's family at 25-27 11<sup>th</sup> Street, an R-3 Zone District. Applicant is Esmel Pierre Essis, 27 11<sup>th</sup> Street, PO Box 1128, Troy, NY 12180. **WITHDRAWN**

**ZB2004-0003** Special Use Permit and Major Area Variance to allow construction of a new masonry car wash with 5 bays and lot size and setback deficiencies at 2<sup>nd</sup> Avenue & 126<sup>th</sup> Street, a B-3 Zone District. Applicant is Thomas Reiter, 19 Woodview Road, Troy NY 12182. **APPROVED**

**ZB2004-0004** Major Area Variance to allow conversion of an existing basement in a one family home into a second dwelling unit with deficient parking and lot size at 809 Federal Street, an Institutional Zone District. Kirtland I. King, 60 Union Ave, Delmar NY 12054. **DENIED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals  
Catherine Conroy, Chairperson